| 114.0 | 0010 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 655,500 / 655,500 |
| | | | | | USE VALUE: | 655,500 / 655,500 |
| | | | | | ASSESSED: | 655,500 / 655,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 84 | | BRAND ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KIM SEUNG HYUN |
| Owner 2: | MOK HYE WON |
| Owner 3: | |
| Street 1: | 84 BRAND ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CUMMINGS DIANE - |
| Owner 2: | - |
| Street 1: | 84 BRAND STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1435 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7390.000 | 206,300 | | 449,200 | 655,500 |
| Total Card | 0.170 | 206,300 | | 449,200 | 655,500 |
| Total Parcel | 0.170 | 206,300 | | 449,200 | 655,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.73 /Parcel: 456.73

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 114.0-0010-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 206,300 | 0 | 7,390. | 449,200 | 655,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 198,900 | 0 | 7,390. | 449,200 | 648,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 199,000 | 0 | 7,390. | 449,200 | 648,200 | 648,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 194,200 | 0 | 7,390. | 455,600 | 649,800 | 649,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 194,200 | 0 | 7,390. | 340,100 | 534,300 | 534,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 194,200 | 0 | 7,390. | 308,000 | 502,200 | 502,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 194,200 | 0 | 7,390. | 295,200 | 489,400 | 489,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 181,800 | 0 | 7,390. | 250,300 | 432,100 | 432,100 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8909

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CUMMINGS DIANE, | 70570-328 | | 1/30/2018 | Change>Sale | 540,000 | No | No | | POOR CONDITION AT SALE SOLD AS IS |
| CUMMINGS STEPHE | 17981-48 | | 7/23/2003 | Family | | No | No | | |
| | 17981-48 | | 3/1/1987 | | 184,900 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/2/2018 | 347 | Inter Fi | 10,000 | C | | | | |
| 9/2/2015 | 1242 | Solar Pa | 31,200 | | 9/2/2015 | | | Installation of 24 |
| 2/23/2006 | 119 | Re-Roof | 6,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/7/2018 | MEAS&NOTICE | CC | Chris C |
| 1/12/2009 | Measured | 336 | PATRIOT |
| 1/10/2009 | Meas/Inspect | 372 | PATRIOT |
| 2/15/2000 | Meas/Inspect | 263 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7390 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 5 | | | | | | | | | 449,192 | | | | | | 449,200 | |

## USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 73529
GIS Ref:
GIS Ref:
Insp Date: 09/07/18

!8909!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 08:08:33 |

## LAST REV

| Date | Time |
|---|---|
| 08/18/20 | 11:47:12 |
| danam | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 73529 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| Total AC/HA: | 0.16965 | Total SF/SM: | 7390 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 449,192 | Spl Credit | | Total: | 449,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1947 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FR - Fair | 40. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 40.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.32066941 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 144.900 |
| Other Features: | 70015 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 345556 |
| Depreciation: | 139259 |
| Depreciated Total: | 206297 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

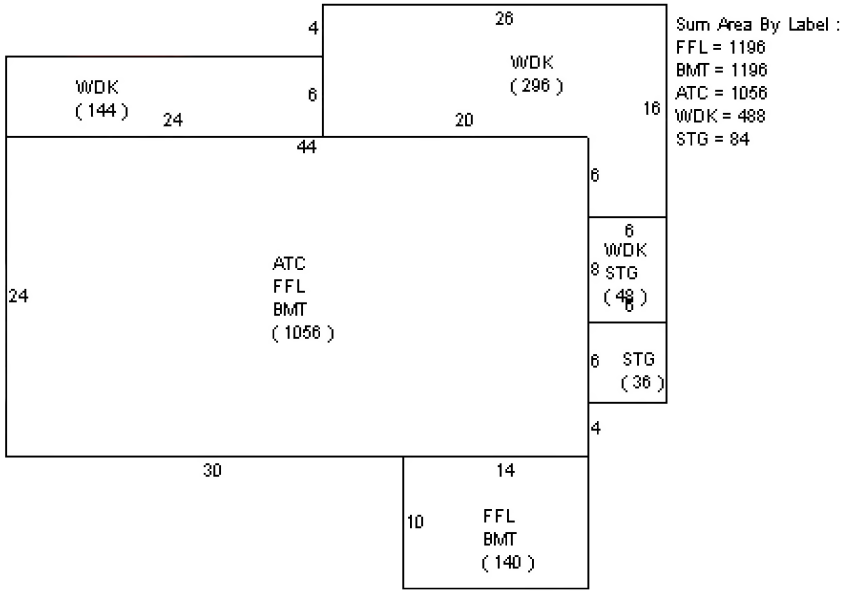
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,196 | 144.900 | 173,300 |
| BMT | Basement | 957 | 50.530 | 48,351 |
| WDK | Deck | 488 | 8.030 | 3,918 |
| ATC | Attic | 370 | 133.310 | 49,270 |
| STG | Storage | 84 | 8.360 | 702 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,094 | | | Total: | 275,541 |
| Size Ad | 1565.6000 | Gross Area | 4020 | FinArea | 1435 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| ATC | 100 | UNF | 20 | | |
| BMT | 80 | RRM | 25 | A | |

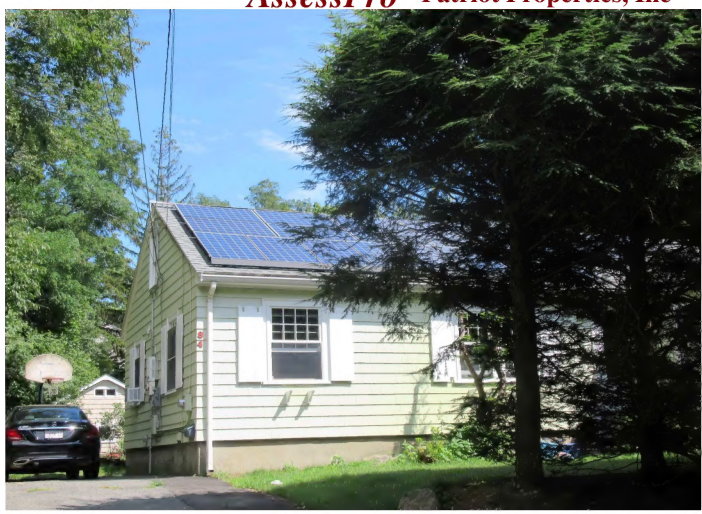
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 144.90 |
| Special Features: | 0 | Val/Su Net: | 66.68 |
| Final Total: | 206300 | Val/Su SzAd | 131.77 |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

114.0-0010-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|